



PLANNING BOARD

~ 2004 REPORT ~

The Milford Planning Board had a busy and challenging year, as it continued to struggle with the growth rate of residential development in town. Residents feel the impact of growth in many ways, not only in higher taxes but also in the effects that the increased development has on our entire town and school services and even the amount of traffic we all endure driving throughout the town. There are currently approximately 190 new single-family home lots that have received approval for building in town, as of the end of 2004. The Planning Board is recommending to the voters at the March 2005 ballot casting that we institute a one-year moratorium on new residential subdivisions while we have the time to continue to study the effects of growth and make a presentation to the town for vote in the 2006 town meeting on a long-term growth management ordinance. To be clear, we are not talking about limiting the amount of growth, but only the rate it takes place from year to year. This way the town and school can do a better job predicting the needs for additional services and present those services and their costs to the voters in a more planned way.

In the past year, we have had 18 new applications for subdivisions that would create the potential of an additional 263 lots. Also, we have had 13 new major site plans to review. The largest new application for subdivision in 2004 was for the first new condominium project that the town has seen in many years. The Hampshire Hills / Stabile Project would put 73 new single-family condos on the property behind Hampshire Hills. This project would also provide much needed town water and sewer up Ponemah Hill Road and along Emerson Road.

Some of the site plans approved in 2004 included a new Boys and Girls Club Facility on the old American Stage Festival property; a three acre dome at Hampshire Hills for indoor soccer and a running track; the new Methodist Church building on North River Road; and a new restaurant from Giorgio's at the site of the former White Horse Inn on Nashua Street.

The planning staff spent much of 2004 working to implement a new GIS system in town that allows much greater flexibility in planning subdivisions, water and sewer needs, and notes their effect on the town.

The Planning Board would like to thank the dedicated team that we are lucky to have working for the town in the Planning and Building Department. Without their hard work and dedication to the town of Milford, we as a volunteer Planning Board would not be able to be effective in implementing the goals of the Master Plan and seeing that the zoning ordinances are upheld.

If anyone is interested in serving on the Planning Board or serving on a committee supporting the efforts of the Board please call the Planning Office at 673-7964. We can always use new volunteers and the time commitment can be manageable.

Respectfully, Milford Planning Board